079.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,200 / 742,200
					USE VALUE:	742,200 / 742,200
					ASSESSED:	742,200 / 742,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHAMBERLAIN JAMES E--ETAL
Owner 2:	CHAMBERLAIN JEAN M
Owner 3:	
Street 1:	75 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHAMBERLAIN JAMES E--ETAL -
Owner 2:	CHAMBERLAIN JEAN M -
Street 1:	75 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 1641 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7995.000	280,300		461,900	742,200
Total Card	0.184	280,300		461,900	742,200
Total Parcel	0.184	280,300		461,900	742,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.22 /Parcel: 452.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 49290

GIS Ref

GIS Ref

Insp Date 11/05/18

!6460!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,300	0	7,995.	461,900	742,200		Year end	12/23/2021
2021	101	FV	271,900	0	7,995.	461,900	733,800		Year End Roll	12/10/2020
2020	101	FV	271,900	0	7,995.	461,900	733,800	733,800	Year End Roll	12/18/2019
2019	101	FV	218,200	0	7,995.	461,900	680,100	680,100	Year End Roll	1/3/2019
2018	101	FV	218,200	0	7,995.	310,100	528,300	528,300	Year End Roll	12/20/2017
2017	101	FV	218,200	0	7,995.	296,900	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	218,200	0	7,995.	270,500	488,700	488,700	Year End	1/4/2016
2015	101	FV	205,800	0	7,995.	217,800	423,600	423,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:57:14

LAST REV

Date	Time
04/30/19	14:35:59
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6460

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAMBERLAIN JAM	36385-175		9/12/2002	Family	1	No	No		
	12834-511		7/29/1975		38,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	197	PATRIOT
1/15/2000	Mailer Sent		
1/12/2000	Measured	243	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7995		Sq. Ft.	Site		0	70.	0.83	11									461,896						461,900	

Total AC/HA:	0.18354	Total SF/SM:	7995	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	461,896	Spl Credit		Total:	461,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406193
Depreciation:	125920
Depreciated Total:	280273

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

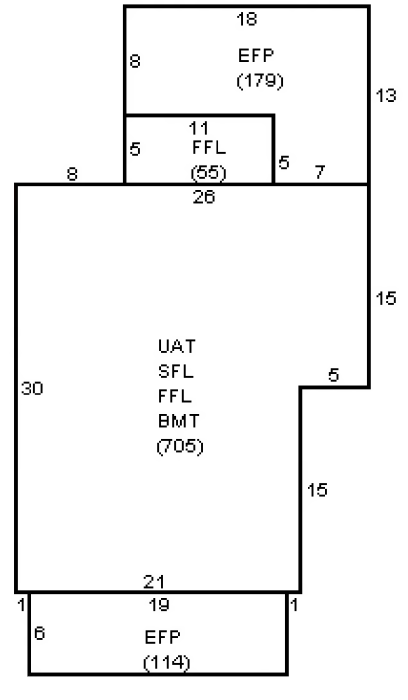
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	106.21
Final Total:	280300	Val/Su SzAd	191.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	760	182.230	138,496
BMT	Basement	705	54.670	38,542
SFL	Second Floor	705	182.230	128,473
EFP	Enclos Porch	293	36.510	10,698
UAT	Upper Attic	176	127.560	22,483
	Net Sketched Area:	2,639	Total:	338,692
Size Ad	1465	Gross Area	3168	FinArea 1641

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

079.0-0003-0011.0

IMAGE

AssessPro Patriot Properties, Inc